

August 1, 2008

MEMORANDUM

TO: Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

FROM: David W. Eichelberger, P.E. - CBBEL, Indianapolis

SUBJECT: **Tipmont REMC Lafayette Substation**
CBBEL Project No. 02-038 (HJ)

DEVELOPER/OWNER: **Tipmont REMC**

LOCATION: **40° 29' 07" Latitude**
-86° 48' 37" Longitude

RECOMMENDATION: **Final Approval**

An electrical substation for the Tipmont REMC will be constructed on the east side of County Road 500 East, approximately 750 feet north of the intersection of County Roads 500 East and 450 North in Washington Township. The 1.94-acre project site is currently a cultivated field with a vegetated side ditch along the county road. Stormwater sheet flows to the northwest corner of the site where it enters the road side ditch and is conveyed northerly to Buck Creek. Under proposed conditions, electrical equipment will be installed on concrete footings located within a gravel pad. A gravel drive will provide access to the site from County Road 500 East. Stormwater runoff will sheet drain across the gravel equipment area to the existing northwest outlet. Off-site runoff will be routed around the gravel pad within a diversion swale.

Based on information available to CBBEL, it does not appear that any Tippecanoe County Regulated Drain exists at or near the project site. There are no regulated drain encroachments or crossings proposed with this development. As previously noted, the project site will drain to an existing road side ditch along the east side of County Road 500 East. The downstream receiving system for this area is Buck Creek, which ultimately drains into the Wabash River. The project site is not located within the Tippecanoe County MS4 Area or any 305(b) Priority Watershed.

This project was reviewed in memorandums dated March 21, and March 28, 2008. The project received Final Approval with Conditions at the April 2, 2008 Tippecanoe County Drainage Board Meeting. The applicant has submitted information to address the conditions of the approval and, after a review of this information; CBBEL recommends final approval of the stormwater management plan.

The applicant must still pay any final drainage review fees per Ordinance 2005-04-CM. The applicant has submitted a completed "Recorded Master Covenant and Agreement Regarding On-Site BMP Maintenance and Drainage". This agreement must still be recorded before final plan approval and sign-off will be granted by the Tippecanoe County Surveyors Office.

The proposed development plan includes the placement of gravel throughout the equipment yard. Any deviation to the equipment yard gravel surface must first be approved by the Tippecanoe County Drainage Board. A request for approval to deviate from the gravel surface would need to include a new post-construction stormwater quality plan and a new stormwater quantity plan, to meet the requirements of the Ordinance and Standards.

If no assurance is required under the Unified Subdivision Ordinance, Section 4.1, the Comprehensive Stormwater Management Ordinance of Tippecanoe County (Ordinance) still requires an assurance, made out to the Tippecanoe County Drainage Board, for an amount equal to 100% of the total costs of implementing measures required by Chapters 3, 4, and 5 of the Ordinance. See Chapter 6, Section 7 of the Ordinance for more information.

The property owner, developer, or contractor shall be required to file a three-year maintenance bond or other acceptable guarantee with the Tippecanoe County Drainage Board, prior to final approval, in an amount not to exceed ten percent (10%) of the cost of the stormwater drainage system located outside the public road right-of-ways. See Chapter 6, Section 9 of the Ordinance for more information.

No error or omission in either the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: The Schneider Corporation

DWE/sdb

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